

**O'CONNELL SUBDIVISION**  
A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS  
TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION  
IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M.,  
EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**  
THAT SEAN O'CONNELL AND WHITNEY O'CONNELL, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

PARCEL A: THAT PORTION OF LOT 7, DESCRIBED AS FOLLOWS:  
LOT 6 AND THAT SOUTHEAST CORNER OF SAID LOT 7 AND RUN WEST ON THE SOUTH LINE THEREOF A DISTANCE OF 49.96 FEET;  
THENCE ANGLE RIGHT, 125.00° AND RUN NORTHEASTERLY, A DISTANCE OF 61.0 FEET; THENCE ANGLE LEFT, 35.00° AND RUN NORTH, A DISTANCE OF 75.00 FEET TO A POINT ON THE  
NORTH LINE OF SAID LOT 7;  
THENCE SOUTH ON SAID NORTH LINE A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;  
THENCE EAST ON THE EAST LINE THEREOF, A DISTANCE OF 123.00 TO THE POINT OF BEGINNING, ALL IN BLOCK 1, DIXON HEIGHTS, A SUBDIVISION OF THE EAST 700 FEET OF THE  
SOUTH 700 FEET OF THE NE 1/4 OF SECTION TWO, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY,  
COLORADO, ACCORDING TO THE PLAT HEREOF RECORDED IN PLAT BOOK N AT PAGE 19.

ALSO LOT B AND THAT PORTION OF LOT C, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF OVERLOOK ROAD WITH A LINE PARALLEL WITH AND 56.3 FEET WEST FROM THE EAST LINE OF SAID LOT C;  
THENCE WESTERLY ON SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT C; THENCE NORTH ON THE WEST LINE THEREOF, A DISTANCE OF 109.35 FEET TO THE  
NORTHWEST CORNER OF SAID LOT C;  
THENCE EAST ON THE NORTH LINE THEREOF, A DISTANCE OF 88.3 FEET TO THE NORTHEAST CORNER OF SAID LOT C;  
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING,  
ALL IN OVERLOOK A SUBDIVISION OF A PORTION OF THE NORTH 700 FEET OF THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL  
PASO COUNTY, COLORADO

PARCEL B (EASEMENT)  
TOGETHER WITH RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE NORTH 20 FEET OF LOT 8 AND THE NORTH 20 FEET OF THE WEST 55.04 FEET OF LOT 7, IN BLOCK 1  
IN DIXON HEIGHTS AS ABOVE MENTIONED, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:  
EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 223081818 OF SAID COUNTY RECORDS AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOT B, "OVERLOOK" AS RECORDED IN PLAT BOOK N AT PAGE 38 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, SAID TRACT BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT B, THENCE N 00° 45' 48" W ALONG THE WESTERLY BOUNDARY OF SAID LOT B, (AN ASSUMED BEARING TO WHICH ALL OTHERS  
HEREIN ARE RELATIVE), A DISTANCE OF 40.92 FEET TO THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED;  
THENCE CONTINUING N 00° 45' 48" W ALONG THE WESTERLY BOUNDARY OF SAID LOT B, A DISTANCE OF 51.14 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE S 35° 00' 00" E, A DISTANCE OF 13.00 FEET;  
THENCE S 04° 00' 00" E, A DISTANCE OF 10.32 FEET;  
THENCE S 15° 00' 00" W, A DISTANCE OF 17.87 FEET; THENCE S 04° 00' 00" E, A DISTANCE OF 7.11 FEET; THENCE S 30° 00' 00" W, A DISTANCE OF 6.73 FEET TO THE POINT OF  
BEGINNING.

PARCEL D:  
EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 223081820 OF SAID COUNTY RECORDS AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOT 6, BLOCK 1, DIXON HEIGHTS AS RECORDED IN PLAT BOOK N AT PAGE 19 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, EL PASO  
COUNTY, COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 1;  
THENCE N 89° 33' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 6, BLOCK 1, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 5.00  
FEET; THENCE S 00° 14' 12" W AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 95.00 FEET; THENCE S 89° 45' 48" E, A DISTANCE OF 5.00 FEET TO A POINT  
ON THE SAID EASTERLY LINE OF LOT 6; THENCE N 00° 14' 12" E ALONG SAID EASTERLY LINE OF LOT 6, A DISTANCE OF 94.98 FEET TO THE POINT OF BEGINNING.

PARCEL E:  
TOGETHER WITH, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 223081819 OF SAID COUNTY RECORDS AND BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF LOT 5, BLOCK 1, DIXON HEIGHTS AS RECORDED IN PLAT BOOK N AT PAGE 19 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, EL PASO  
COUNTY, COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1;  
THENCE S 00° 14' 12" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, BLOCK 1, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 117.16 FEET  
TO THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED; THENCE CONTINUING S 00° 14' 12" W ALONG SAID LINE, A DISTANCE OF 7.58 FEET TO THE SOUTHWEST CORNER OF SAID  
LOT 5; THENCE S 89° 44' 24" E ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 60.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE O'CONNELL  
TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 222073189 OF SAID COUNTY RECORDS

THENCE S 00° 14' 12" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, BLOCK 1, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 117.16 FEET  
TO THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED; THENCE CONTINUING S 00° 14' 12" W ALONG SAID LINE, A DISTANCE OF 7.58 FEET TO THE SOUTHWEST CORNER OF SAID  
LOT 5; THENCE S 89° 44' 24" E ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 60.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE O'CONNELL  
TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 222073189 OF SAID COUNTY RECORDS

THENCE N 25° 39' 19" E ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID O'CONNELL TRACT, A DISTANCE OF 8.39 FEET; THENCE N 89° 44' 24" W AND  
PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 5, A DISTANCE OF 64.48 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 4793 SQUARE FEET, MORE OR LESS.

**DEDICATION:**

THE ABOVE PARTIES IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND REPLATED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT SAID PLAT  
IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND  
WHICH PLAT SO PLATTED SHALL BE KNOWN AS "O'CONNELL SUBDIVISION", EL PASO COUNTY, COLORADO. ALL EASEMENTS DEPICTED HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

**OWNERS' CERTIFICATION:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT,  
SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "O'CONNELL SUBDIVISION". THE ENTITIES  
RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES  
ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED, SEAN O'CONNELL AND WHITNEY O'CONNELL HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

SEAN O'CONNELL

WHITNEY O'CONNELL

STATE OF COLORADO)

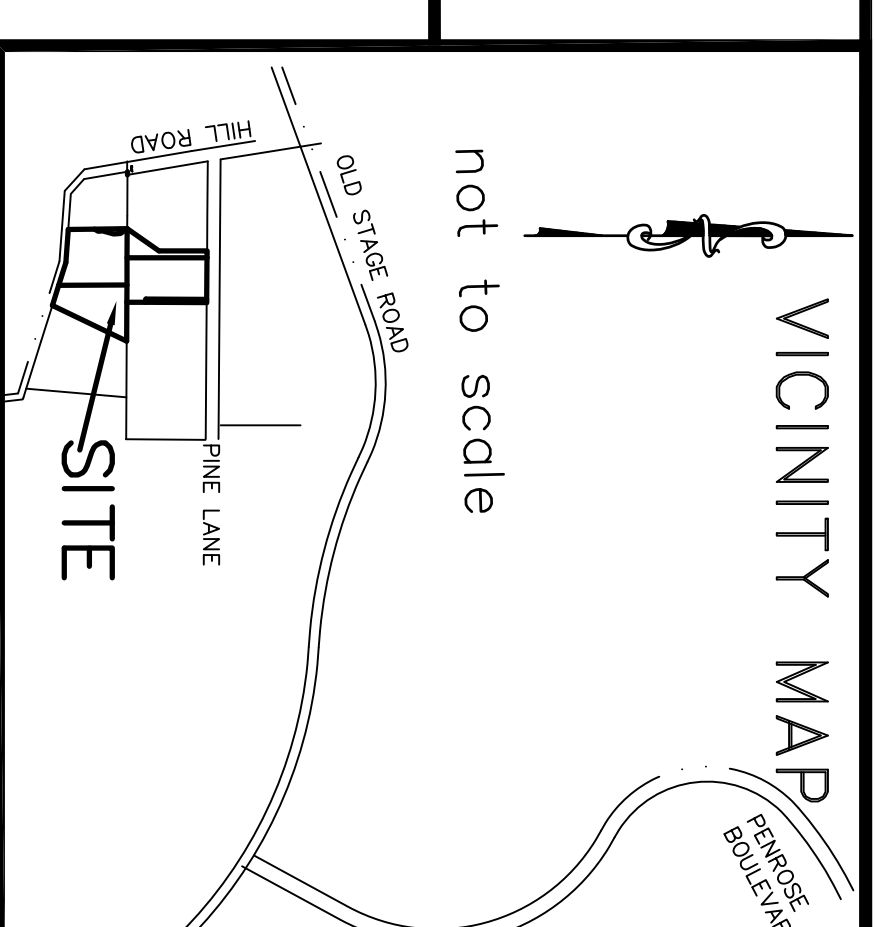
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., BY SEAN O'CONNELL  
AND WHITNEY O'CONNELL.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_



**SURVEYOR'S CERTIFICATION:**  
I, CHRISTOPHER THOMPSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS  
THE RESULTS OF A SURVEY MADE IN SEPTEMBER, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL  
CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH  
MONUMENTS, SUBDIVISION OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH  
DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.  
I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CHRISTOPHER THOMPSON P.L.S. NO. 19625  
FOR AND ON BEHALF OF:  
ROCKY MOUNTAIN LAND SERVICES  
4465 NORTHPARK DRIVE SUITE 303  
COLORADO SPRINGS, COLORADO 80907  
(719) 630-0559

**COUNTY APPROVAL:**

THIS PLAT "O'CONNELL SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE  
DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

"OVERLOOK" AND "DIXON HEIGHTS" IN ENTIRETY ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS,  
AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, "OVERLOOK" RECORDED  
UNDER RECEPTION NUMBER 717 IN PLAT BOOK N AT PAGE 38 AND "DIXON HEIGHTS" RECORDED UNDER RECEPTION NUMBER 716 IN PLAT BOOK N AT PAGE 19.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

**EASEMENTS:**

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES  
AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR  
MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY HERITAGE TITLE COMPANY (FILE NUMBER 598-40673901-072-AW0 WITH AN  
EFFECTIVE DATE MAY 23, 2022. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND HEREIN.

4. ACCORDING TO THE TITLE INSURANCE POLICY, THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS AS DESCRIBED IN THAT  
EASEMENT RECORDED IN BOOK 1284 AT PAGE 188 OF SAID COUNTY RECORDS. HOWEVER, THIS EASEMENT BURDENS LOTS 1, 2 AND 3, BLOCK 3 IN DIXON HEIGHTS AND DOES NOT  
BURDEN THE SUBJECT PROPERTY.

5. ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS AS DESCRIBED  
IN THAT EASEMENT RECORDED UNDER RECEPTION NUMBER 216008476 OF SAID COUNTY RECORDS. HOWEVER, THAT TEMPORARY EASEMENT BURDENS LOT 3, BLOCK 4 AND LOT 3, BLOCK  
3 IN DIXON HEIGHTS AND DOES NOT BURDEN THE SUBJECT PROPERTY.

6. THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF "DIXON HEIGHTS" AS RECORDED IN  
PLAT BOOK N AT PAGE 19 AND "OVERLOOK" AS RECORDED IN PLAT BOOK N AT PAGE 38 OF SAID COUNTY RECORDS.

**CLERK AND RECORDER:**

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER  
\_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

**NOTES:**

- (1). ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED AND REFLECT THE LOCATION OF THE MONUMENTED PROPERTY  
LINES. DEEDED DIMENSIONS OF RECORD ARE DENOTED HEREON WITH A "d = ", PLATTED DIMENSIONS OF RECORD ARE DENOTED WITH A "p = "
- (2). ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A 3/4" PIPE AT THE NORTHWEST CORNER AND AT THE WESTERLY ANGLE POINT. THE ASSUMED  
BEARING BETWEEN THESE MONUMENTS IS N 00° 00' 00" E.
- (3). THE UNITS OF MEASUREMENT USED HEREIN ARE U.S. SURVEY FEET.
- (4). ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY  
NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE  
THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- (5) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- (6). NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

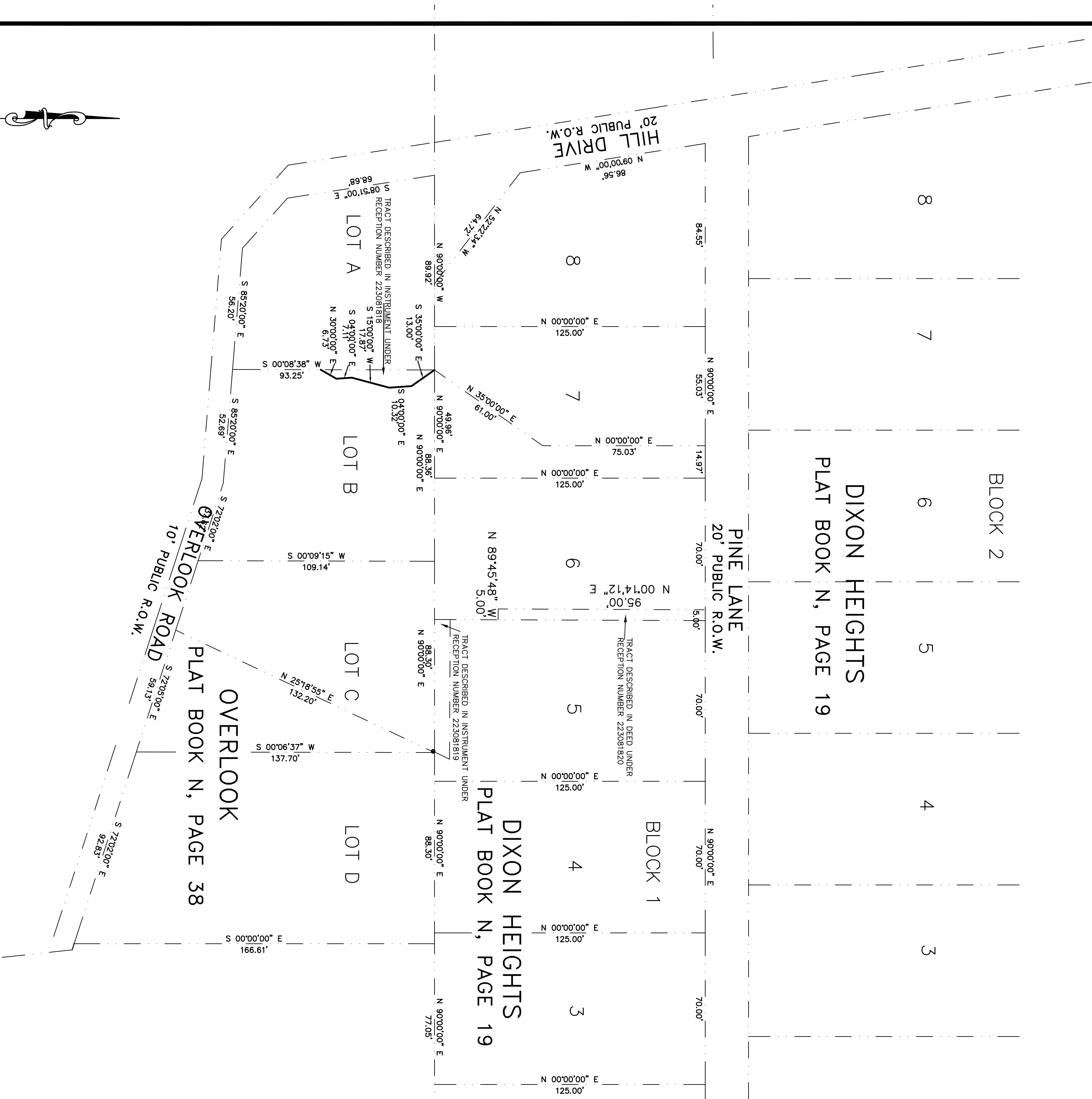
JOB NO.: 41108  
OCTOBER 9, 2023  
page 1 of 2  
PCD FILE NUMBER VR238



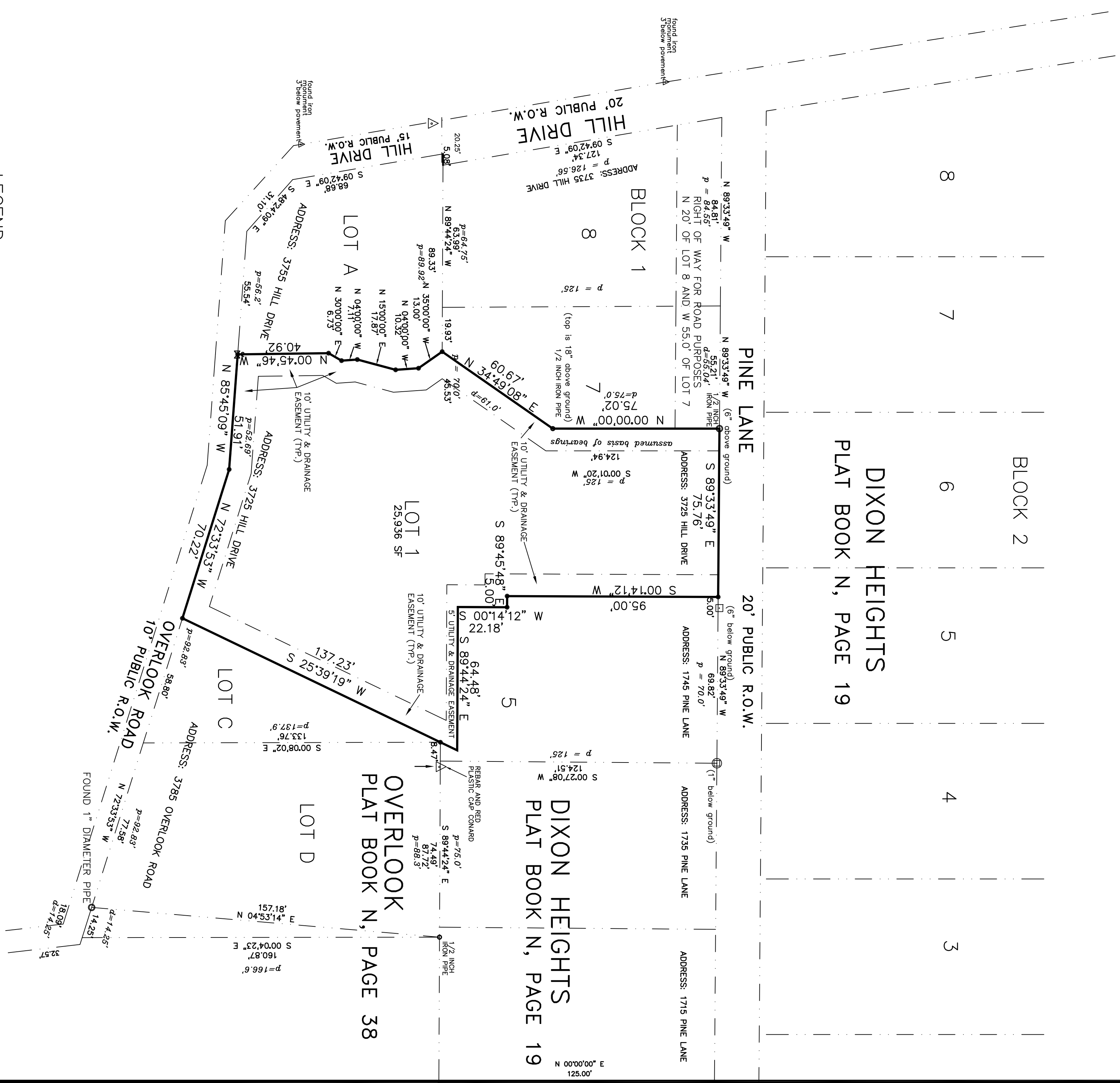
# O'CONNELL SUBDIVISION

A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M., EL PASO COUNTY, COLORADO

as platted:



as replatted:



**LEGEND:**

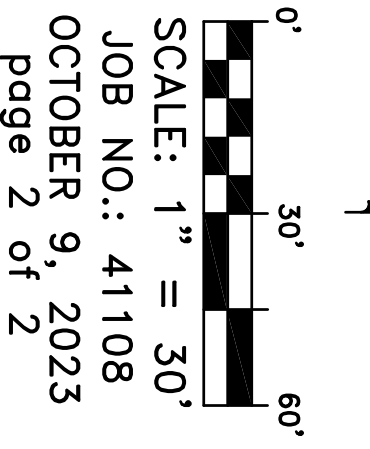
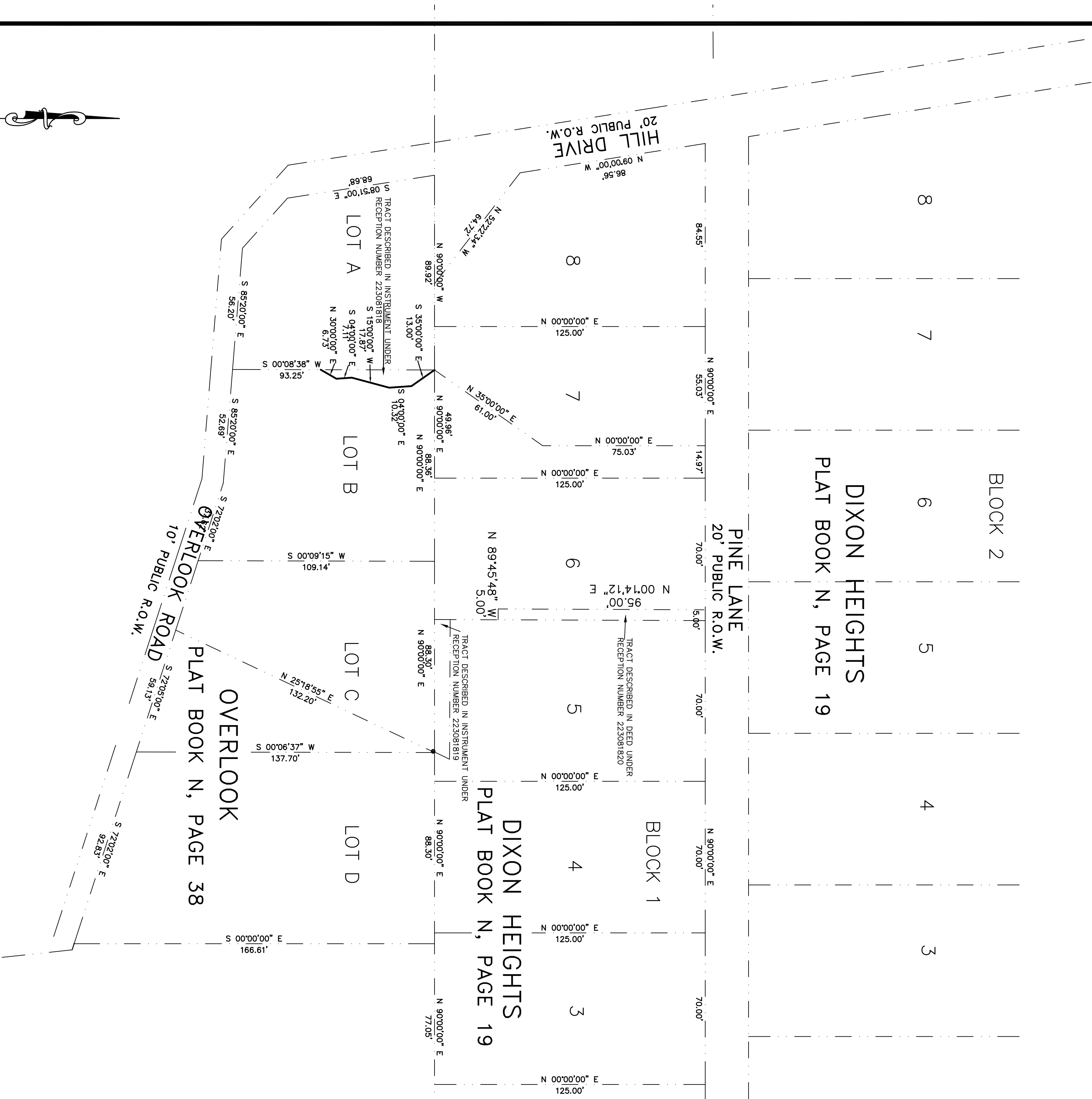
- △ INDICATES A FOUND NO. 4 REBAR WITH A RED PLASTIC CAP "CONARD"
- ⊙ INDICATES A FOUND NO. 4 REBAR WITH AN ILLEGIBLE PLASTIC CAP
- ⊠ INDICATES A FOUND NO. 4 REBAR WITH NO CAP
- INDICATES A FOUND 1/2" DIA. PIPE
- INDICATES A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625" TOP OF MONUMENT 1" ABOVE GROUND UNLESS DENOTED OTHERWISE

**Rocky Mountain Land Services**  
 4465 NORTH PARK DRIVE, SUITE 303  
 COLORADO SPRINGS, COLORADO 80904  
 719-630-0559

# O'CONNELL SUBDIVISION

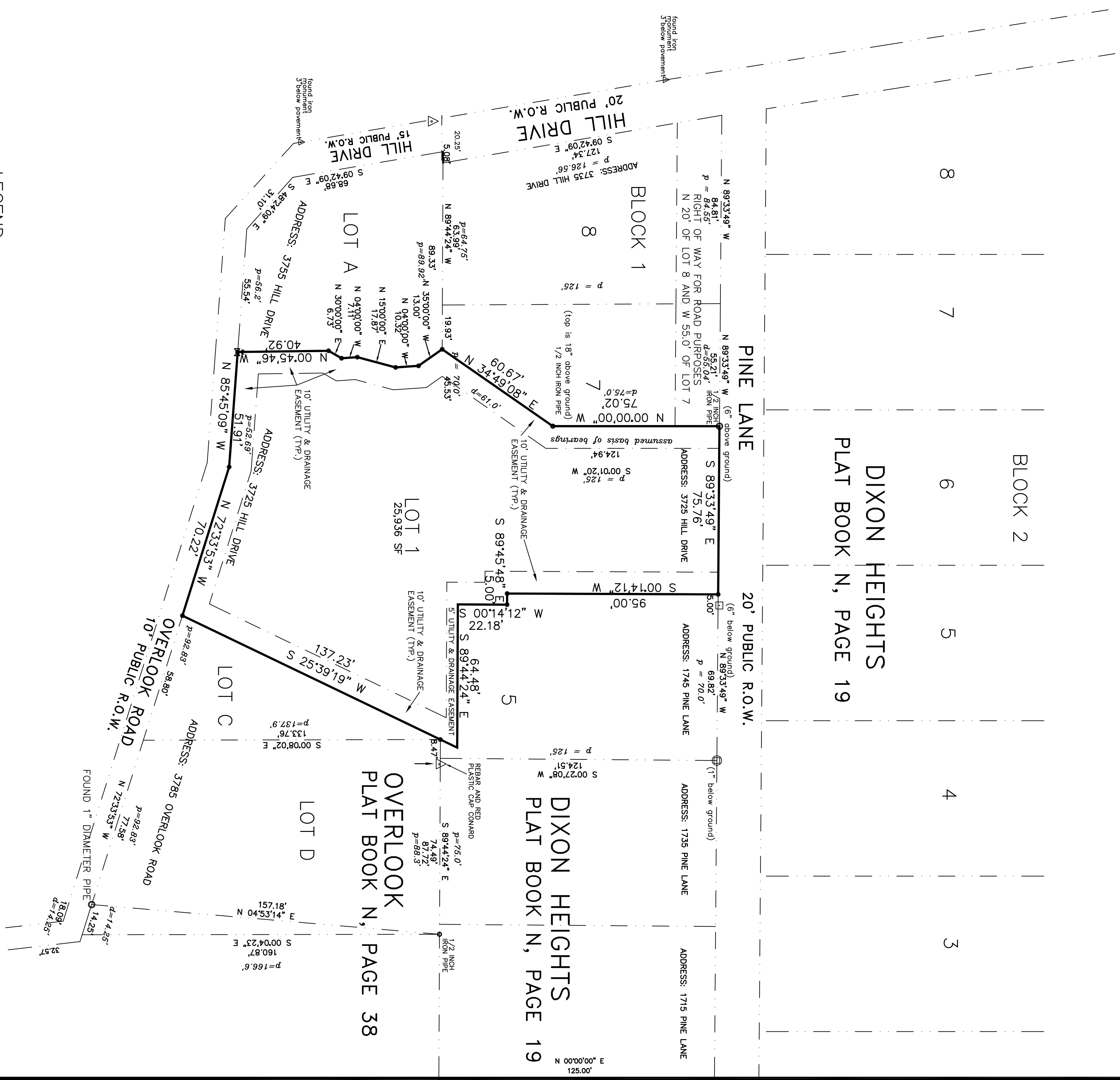
A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M., EL PASO COUNTY, COLORADO

as platted:



SCALE: 1" = 30'  
 JOB NO.: 41108  
 OCTOBER 9, 2023  
 page 2 of 2

as replatted:



**LEGEND:**

- ▲ INDICATES A FOUND NO. 4 REBAR WITH A RED PLASTIC CAP "CONARD"
- ⊕ INDICATES A FOUND NO. 4 REBAR WITH AN ILLEGIBLE PLASTIC CAP
- ⊞ INDICATES A FOUND NO. 4 REBAR WITH NO CAP
- INDICATES A FOUND 1/2" DIA. PIPE
- INDICATES A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625" TOP OF MONUMENT 1" ABOVE GROUND UNLESS DENOTED OTHERWISE

**Rocky Mountain Land Services**  
 4465 NORTH PARK DRIVE, SUITE 303  
 COLORADO SPRINGS, COLORADO 80904  
 719-630-0559